

300
Produce & Abel
Pd 15.50 OK 7723
Fee 10.50
Refund \$5.00 each
Pd 15.50 OK 7723

THE STATE OF NEBRASKA }
MADISON COUNTY } ss.

This instrument filed for record
the 8 day of June 20 06
at 3:00 P.M. and recorded in
2006-06 Page 0451 - 0452 Incl.

Nancy J. Gross
Register of Deeds / Deputy Register of Deeds

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-8-2006
\$ 67.50 By DSN

WARRANTY DEED

Zechmann Properties, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Chicago Lumber Company of Omaha, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See attached Exhibit "A"

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: June 7th, 2006.

Zechmann Properties, L.L.C.

By William Zechman Member
By William Zechman, Member

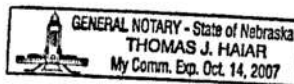
By Jane Zechman, Member
By Jane Zechman, Member

STATE OF NEBRASKA)
)
COUNTY OF MADISON)

The foregoing instrument was acknowledged before me this 7th day of June, 2006 by William Zechman and Jane Zechman, Members of Zechmann Properties, L.L.C..

Thomas J. Haiar
Notary Public

My Commission Expires: October 14th, 2007



File # T-16902

Exhibit "A"

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 22, Township 24 North, Range 1 West of the 6th P.M., in the City of Norfolk, Madison County, Nebraska, bounded and described as follows: Beginning at a point in the west line of Fifth Street, as now established 80 feet wide, that is 217.7 feet north of the north line of Norfolk Avenue, as now established 100 feet wide; thence west at right angles to said west line of Fifth Street a distance of 21.42 feet; thence south at right angles a distance of 51.54 feet, more or less, to a point in the southeasterly joint right of way line of the Union Pacific Railroad Company and the Chicago, St. Paul, Minneapolis and Omaha Railway Company; thence northeasterly along said southeasterly joint right of way line which is concentric with and 150 feet distant southeasterly measured radially from the center line of the jointly owned main track of said Railroad and Railway Companies, a distance of 27.64 feet, more or less, to a point in said west line of Fifth Street; thence north along said west line of Fifth Street a distance of 34.0 feet to the point of beginning, AND

A tract of land lying wholly in the Southwest Quarter of the Southeast Quarter of Section 22, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska bounded and described as follows: Commencing at the intersection of the Southeasterly R.O.W. of the Chicago and North Western Transportation Company and the Union Pacific Railroad Company with the Northerly extension of the West R.O.W. of Fifth Street; thence $S0^{\circ}11'34''W$, on the West R.O.W. of Fifth Street, 14.2 feet to a point 217.7 feet platted (218.3 feet Actual) northerly from the intersection of the West R.O.W. of Fifth Street and the North line of Norfolk Avenue; thence $N89^{\circ}48'26''W$, 21.24 feet; thence $S0^{\circ}11'34''W$ 37.54 feet to the point of beginning; thence continuing $S0^{\circ}11'34''W$ 14.0 feet to a point 160.0 feet Southeasterly measured radially from the main track center line of the C & NW Transportation Co. & U.P. Railroad Co. as originally layed across Section 22, said point being the beginning of a nontangent curve concave southeasterly the center of which bears $S39^{\circ}16'45''E$, 2142.01 feet; thence southwesterly around said curve 28.5 feet, the chord of which bears $S50^{\circ}20'23''W$; thence $N0^{\circ}11'34''E$ 32.26 feet; thence $S89^{\circ}48'26''E$ 21.88 feet to the point of beginning.